

Old King's Highway Regional Historic District Commission  
First District Courthouse, Barnstable, Mass. 02630 Telephone: 617-362-4092

Earl Chipman , Appellant

Vs.

Old King's Highway Regional  
Historic District Committee  
in the Town of Dennis, Appellee

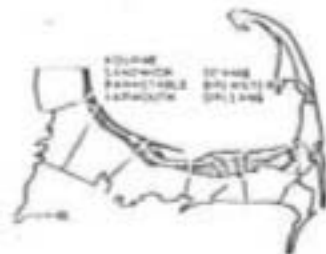
Decision on Appeal to  
the above Commission  
No. 80-1

A hearing was held on February 1, 1980, by the above Commission upon an appeal by the above Appellant from a decision of the Dennis Historic District Committee denying a Certificate of Appropriateness for the addition of a skylight on the front side of a dwelling located on Lot 141, Sea Meadow Drive, Dennis, Massachusetts.

Present were: Mr. MacSwan, Barnstable; Mr. Cole, Yarmouth; Mr. Ivers, Brewster; Mr. Sutton, Sandwich; Mr. Hanger, Dennis; Mr. Chipman, Appellant; and Atty Wilson, counsel for the Commission.

A plan of the building with the proposed skylight, a photograph of the installed skylight, photographs of other skylights located within the District in Dennis, Petitions by concerned citizens ( one infavor & one opposed), testimony by interested persons, and a prior viewing of the proposed skylight and its neighborhood were considered by the Commission prior to rendering its decision.

The original decision by the Dennis Committee was filed with the Town Clerk on December 27, 1979, and the



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appeal to the Commission filed on January 4, 1980, with in the ten(10) day period as required under the Act.

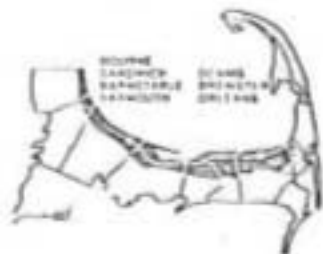
Mr. Chipman stated that he installed the skylight only for aesthetic reasons and that while he acknowledged that he violated the Act in not obtaining a Certificate from the Dennis Committee, he felt that the skylight would not have any detrimental impact on the neighborhood. He indicated that other skylights had been approved by the Dennis Committee and that it would cost approximately \$500.00 to remove the skylight. He stated that most of the neighbors supported him.

Mr. Hanger stated that their committee had a long standing policy of not approving skylights on the front of buildings and that they would approve it on the back side away from the street. He said that the Bubble style was objectionable because it accentuated the structure.

Based upon the evidence before the Commission, it makes the following findings:

(1) The Town Committee erroneously determined that the skylight could only be located on the rear side of the building.

(2) That because other skylights have been approved on the front of dwellings in similar neighborhoods, that a



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flat skylight of the proposed size and in the proposed location would be appropriate.

(3) That the bubble styled skylight is inappropriate because of its high profile and lack of any historical relevance.

(4) That the financial hardship caused by the failure to approve the proposed bubble skylight is self-imposed and not sufficient under the Act.

(5) That a modified Certificate of Appropriateness issue that allows the placement of a flat skylight of the same size and in the same location provided the bubble skylight is removed by August 1, 1980.

Parties are advised that they may appeal this decision by filing an appeal with the Second District Court in Orleans within Twenty days.

Filed February 4, 1980

Respectfully submitted,

*Elliot B. MacSwan*

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